

General Information

Renovating Previously Modified Buildings

Buildings have a tendency to be modified and modernized over time as a way of “keeping up with the times” and through maintaining a building by replacing deteriorated materials. Replacement materials were not always compatible with the original design and altered the initial appearance.

The following guidelines are recommended:

- As renovations to historic buildings take place, consider returning a building to its original appearance whenever possible. This will enhance the building and the surrounding district.
- As renovation takes place, refer to old photographs if available. If clear evidence of previous details exist, use these clues to return the building or detail to its original appearance. If no photos are available, construct a new simplified design based on the *Building Characteristics*, *Building Components* and *Materials* sections of this document.

Commercial Buildings

- If the ground floor has been recessed behind the common wall of the surrounding building, bring the storefront back to the sidewalk.
- Replace modified aluminum entries and windows with more traditional proportions and materials.
- Open blocked up windows and transoms.
- Reinstall canopies if there is evidence that they previously existed. Canopies provide a cohesive quality to the pedestrian experience. They have a longer life than fabric awnings. Most buildings in San Marcos had canopies rather than awnings.

Residential Buildings

- Porches are frequently the most modified portion of a house. Returning a porch to its original design, when possible, will make a positive visual impact to the house and the neighborhood.
- If a porch has been lowered, consider raising it to its original level.
- If the original columns have been replaced with another material and design, consider replacing the columns with columns which are compatible with the original design and material.
- If porches have been closed to provide additional space in the house, look for other locations for this space when remodeling.
- If porches have been removed, consider reconstructing them.
- Synthetic siding which has been applied over the original siding changes the character of the house. Consider removing the synthetic siding and restoring the original detail of the house.
- When windows have been removed and placed with windows of a different material and proportion, consider replacing them with windows to match the original.

New Construction in Historic Districts

- As opportunities arise, new construction will take place in historic districts and this is to be encouraged in order to maintain a viable living community. However, new construction should follow the characteristics and guidelines outlined in this document.
- Respect and maintain the overall height of buildings in the immediate vicinity.
- Maintain the building relationship to the street. Set the new building back a distance equal to that of the surrounding structures and orient the new building in the same way.
- Maintain the established rhythm of the structural piers in the surrounding buildings, consider a similar rhythm, structural bay or width.
- Respect the overall proportion and form. Maintain the width to height relationship.
- Utilize floor heights common to adjacent buildings. Maintain the horizontal continuity of the elevations in commercial buildings.
- Roof forms and roof lines or cornices should be consistent in shape and detail.
- Maintain the solid-to-void pattern established in the window openings and follow the proportions established in these openings.
- Materials used in the construction of new buildings should reflect the period in which they are built but should respect the established scale of adjacent buildings.
- Construct garages and carports to the rear of the property, behind the face of the house.

- Orient garage doors away from the street when possible.
- Consider the density of a neighborhood when constructing new buildings on vacant or subdivided lots.
- Maintain the orientation of building entrances on a street.
- Construct additions to existing buildings that do not overpower the original building.
- Seek guidance and assistance early in a project. Look at options that will enhance the historic district and satisfy your needs.
- Avoid creating a false history when constructing new buildings. New buildings are new buildings and should not be confused with historic structures.

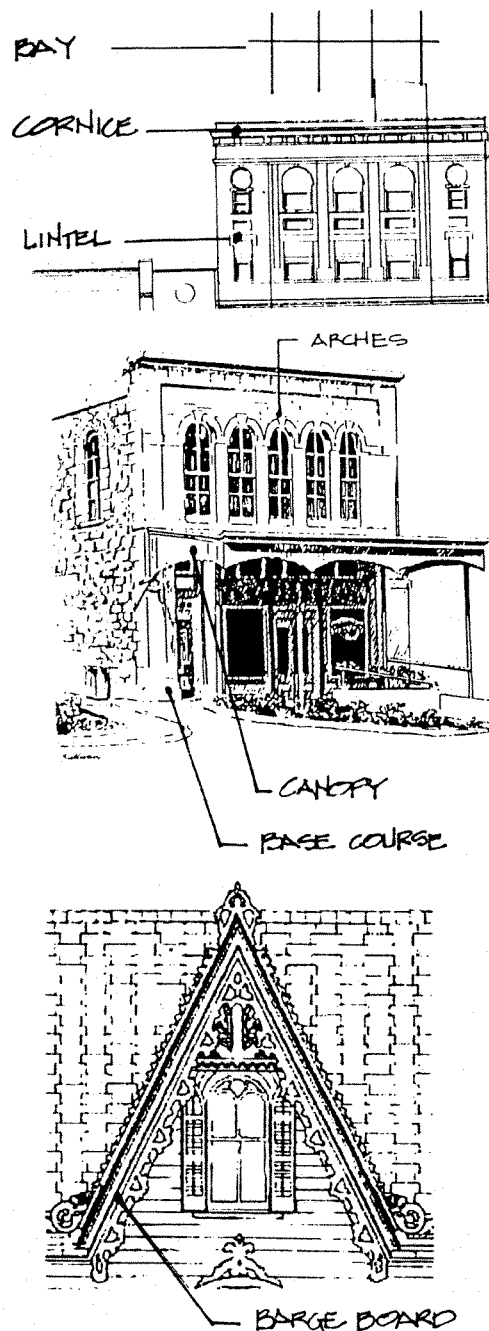
Priority Planning - Renovation Guidelines

- Evaluate the existing structure to establish the most important work to be completed.
- What may be the most visible to the eye may not be the most important to the life of the building. For example, a new coat of paint for the front of the building will not do much to extend the life of the building if the roof is leaking badly.
- Identify the “character defining” features of the building and relate their importance to the character of the street as well as the building itself.
- Retain as much of the original building material and detailing as possible.
- If the original feature is beyond repair, replace the original with new material to match the original in dimension and profile.
- Determine the overall quantity of material to be repaired or replaced and plan to repair only that material. If one window is beyond repair there is no need to replace all windows in the building.
- Add up the overall cost to determine whether it is within your budget. If not, revisit the priorities.
- If compromises must be made with regard to budget and existing conditions, focus on what will extend the life of the building and what is most visible from the street and has the most impact on the overall streetscape.
- Limited financial assistance may also be available through loan programs and grants.

Maintenance

- A building requires care, maintenance and cleaning.
- It costs less to repair and maintain than to replace or rebuild damaged areas.
- Clean the building gently. Never sandblast an old building. Soap and water can do a lot.
- Clean roof drains of trash and leaves. Check for good drainage.
- Check the roof for leaks and patch them immediately. Leaks commonly occur where the roof and wall meet and where pipes punch through the roof.
- Check down spouts and make sure rain water runs away from the building.
- Wash windows and repair any damaged wood or glass.
- Check for loose glass and re-putty as necessary and paint.
- Check canopy and awning attachments and anchors. Replace worn or damaged materials.
- Repaint to protect wood and metal from deterioration.
- Keep signs freshly painted and securely anchored.

Glossary



GLOSSARY

Appurtenant features – accessories which define the design of a building or property. These include porches, railings, columns, shutters, steps, fences, attic vents, sidewalks, driveways, garages, carports, outbuildings, gazebos, arbors, ponds and pools.

Arches - a curved opening in a wall, usually constructed of stone or brick, as in the top of a window opening.

Awning - a roof-like covering of canvas or rigid material over a window or a door to provide protection. Similar to a canopy providing a covered area.

Band course - a horizontal element, usually of masonry, dividing upper and lower portions of the building, but unifying the facades.

Balustrade – an entire railing system (as along the edge of a balcony or porch) including a top rail and its balusters, and sometimes a bottom rail.

Bargeboard - sloped boards at the edge of a projecting overhang at the gable end; often decoratively carved or scrolled.

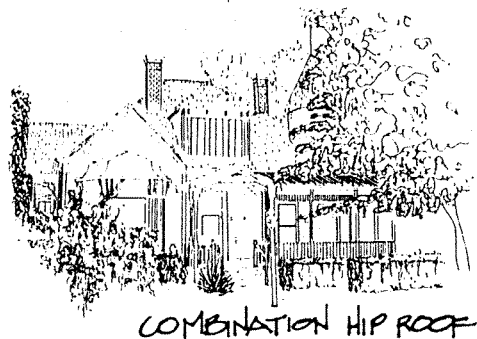
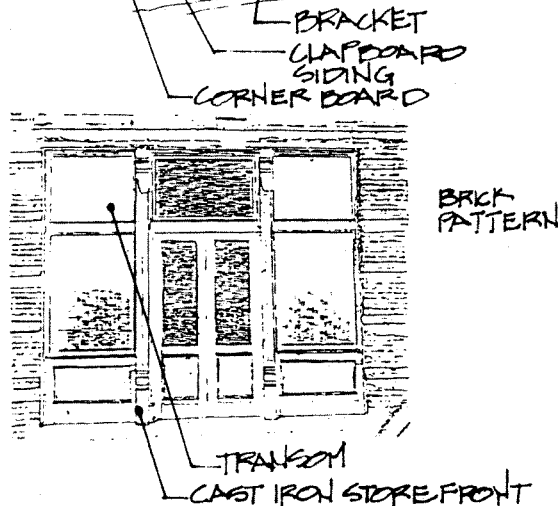
Base – lower part of a column or pier, wider than the shaft, and resting on a plinth, pedestal or podium.

Base course - a foundation or footing course, as the lowest course in a masonry wall.

Bay - a regularly repeated space created by the structure of a building.

Board and Batten Siding - a siding consisting of long vertical boards and thin strips, or battens; the battens are used to conceal the gaps between the siding boards.

Box column - a hollow, built-up column constructed of wood, which is rectangular in shape.



Boxed eave or box cornice - a hollow cornice, built up of boards, moldings, shingles, etc.

Brackets - projecting support members found under eaves or other overhangs; may be plain or decorated.

Brick corbel - a series of masonry units, each stepped progressively forward with the height to create a cornice or decorative element.

Brick course/pattern - the way in which brick is laid in a building.

Bungalow - a one-story frame house, or a summer cottage, often surrounded by a covered veranda usually expressing materials in their natural state. The forms are usually low and broad and lack applied ornamentation.

Capital - the topmost member of a column, usually decorative.

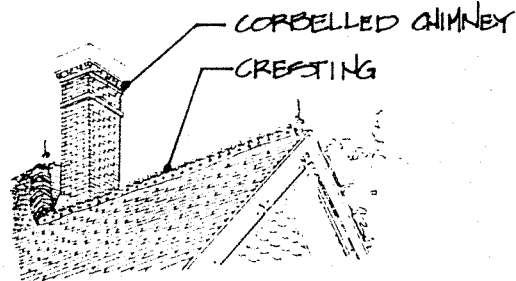
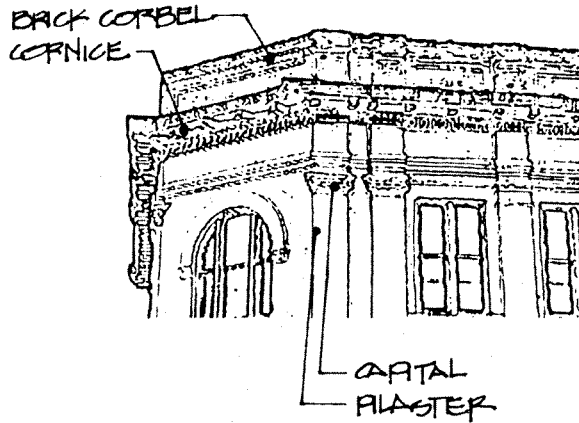
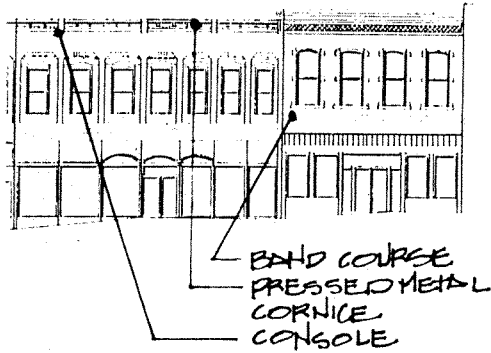
Carriage blocks - a stone block originally used to step into a carriage or used in mounting a horse.

Casement window - a window having at least one sash which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Cast iron store front - the front of a commercial building that is made up of prefabricated cast iron parts.

Clapboard siding - a wood siding commonly used as an exterior covering on a building of frame construction; applied horizontally and overlapped, with the grain running lengthwise; thicker along the lower edge than along the upper.

Combination hip roof - a composition of more than one hipped element at the roof or a combination of hipped and gable roof form.



Composition Shingles - shingles made from a mixture of binder materials with fibers, also called asphalt shingles.

Concrete street marker - a cast concrete marker found in the parkway which, like a street marker, designates W. San Antonio Street.

Console - a decorative bracket in the form of a vertical scroll, projecting from a wall to support a cornice, a door or window head etc.

Contributing property - a property that is fifty years old or older which contributes to a district's historical significance through location, setting, design, construction, workmanship, or association with historical persons or events, based on guidelines set forth by the National Parks Service in the National Register of Historic Places Criteria for Evaluation.

Corbelled Chimney Cap - a brick or stone capping at the top of a chimney that has a series of projections, each stepping out further than the one below it.

Corner Block - a square block used to trim casing at the upper corners of door or window surrounds; typically decorated with a milled bull's eye, known as rosettes.

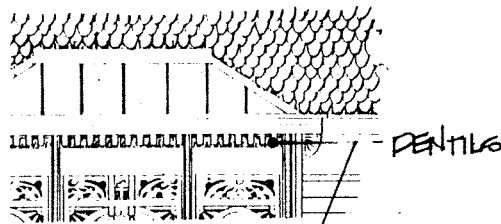
Corner board - a trim board used at an exterior corner of a wood-frame structure.

Cornice - a molded projection or masonry which crowns or finishes the top portion of a building wall.

Craftsman - an architectural style, inspired by the Arts and Crafts movement of the early twentieth century, reflected attention to detail. The low pitched roof forms have wide exposed overhangs and roof rafters. Porches with box columns or tapered box columns extend one full side or wrap a corner of the house.

Cresting - a decorative element located at the top of a parapet or roof ridge.

Cut stone - finished stone block which have been shaped by cutting.



Dentils - one of a band of small, square, tooth like blocks found in a series on cornices, molding etc.

Divided Light Sash - a window with glass divided into small panes.

Dormer - a vertical window which projects from a sloping roof.

Double hung windows - a window having two vertically sliding sashes, each closing a different part of the window; the weight of each sash is counterbalanced for ease of opening and closing.

Drainage beds - stone lined ditch used to transport water runoff.

Drop Siding - a type of wood cladding characterized by overlapping boards with either tongued and grooved or rabbetted top and bottom edges.

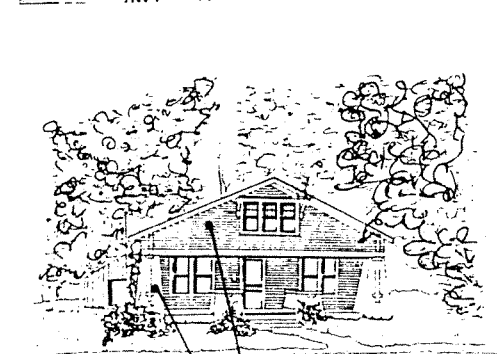
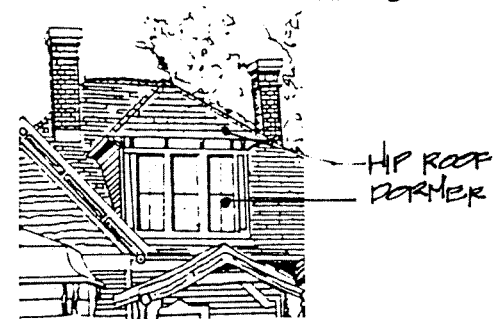
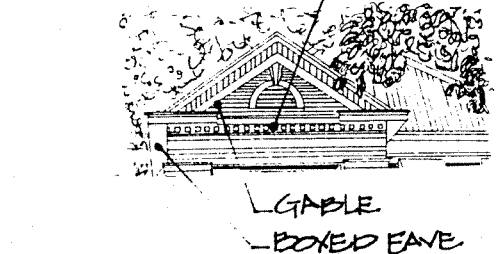
Escutcheon - a protective or ornamental cover plate, attached to a wall with a hook or eye to hold a canopy support.

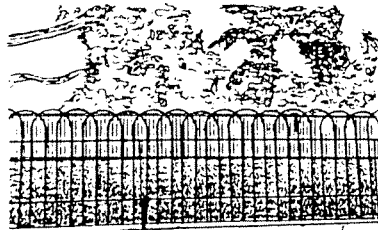
Exterior features - the architectural style, general design and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, other appurtenant features and significant trees. For signs, the term exterior features refers to the style, material, size and location of all signs.

Fabricated Metal - any kind of building component manufactured of metal, often decorative in nature and frequently used as columns and railings.

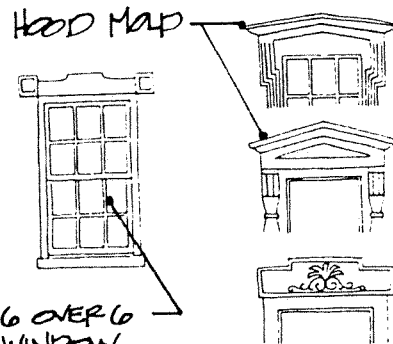
Fixed light - a window or an area of a window which does not open; glazed directly in a fixed frame that does not open.

Flashing- metal strips used to make a water-tight transition between roofing materials and elements such as chimneys and dormers that break the roof plane

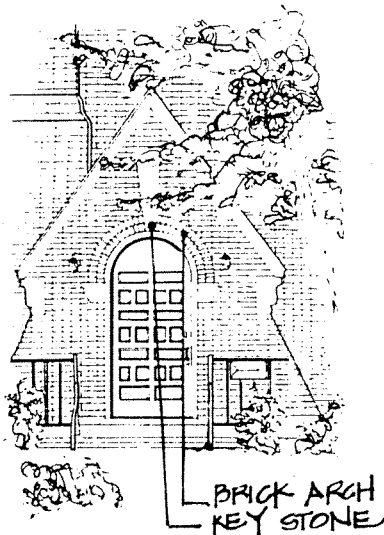




DECORATIVE
IRON FENCE



HOOD MOLD
6 OVER 6
WINDOW
CONFIGURATION



BRICK ARCH
KEY STONE

Fretwork - ornamental wood which is usually carved or turned and installed over doorways and other openings.

Front Facing Gable - the end wall of a building with a gable roof that faces the street.

Gable end - an end wall having a gable (vertical triangular portion of the end of a building having a double sloping roof) from the level of the cornice or eaves to the ridge of the roof.

Gable roof - a roof which slopes on two sides from a ridge.

Garden Loop Fence - a woven wire fencing which is distinguished by the loop at the top and mid height.

Grade - the height of the surface of the ground in relationship to a structure (building).

Hip roof - a roof which slopes upward from all four sides of a building.

Hood mold - a projecting molding over a door or a window.

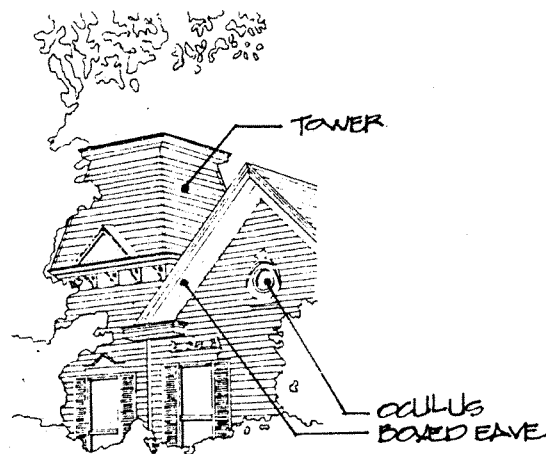
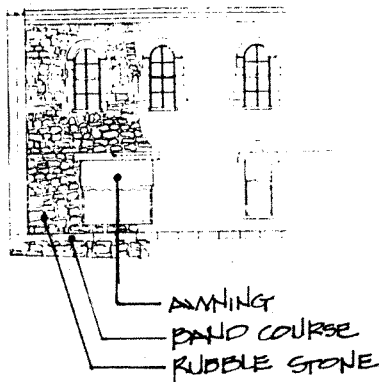
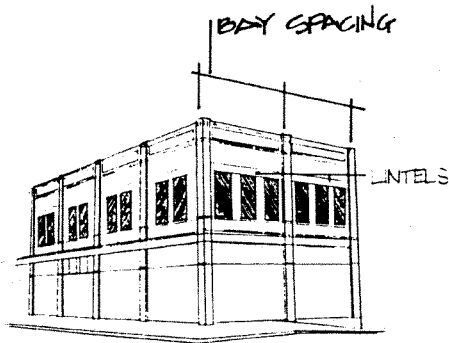
Infill - the development of property or the construction of buildings on land that is near existing buildings.

Joint - the material between brick or stone.

Keystone - in masonry, the center piece of an arch, often of contrasting material.

Lath and Plaster - a metal mesh or wood strips with plaster, a paste-like material, applied to surfaces such as walls or ceilings.

Light - a single pane of glass in a window or door.



Lintels - a structural member installed in a wall to create an opening for a door or window.

Load Bearing Wall - a wall capable of supporting an imposed load in addition to its own weight. These walls frequently run the full height of a building from foundation to roof.

Local historic district or district - a geographically and locally defined area established under Section 42.101 which possess a significant concentration, linkage, or continuity of buildings, objects, sites, or structures united by past events or periods or styles of architecture, and which, by reason of such factors, constitutes a distinct section of the city. All sites, buildings and structures within a district, whether contributing properties or not, are subject to the regulations of the district.

Local historic landmark or landmark - any site, including a significant tree, building, or structure of historic or aesthetic significance to the city, the state or the nation, designated as a landmark under Section 42.103.

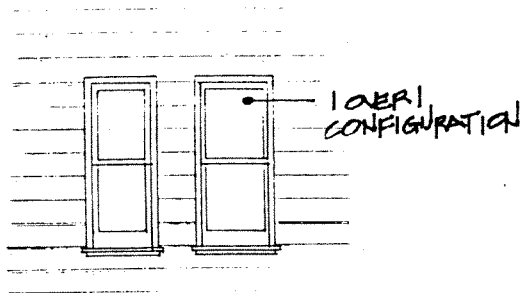
Marker - a plaque located on or near a historic site, building, structure, or object; usually put in place by a government agency or a private organization.

Mortar - a paste-like mixture installed between masonry units such as brick or stone. It is usually made of cement, lime, water and sand.

Muntin - the small framing members within a single window sash that hold the individual pieces of glass in place.

Non-contributing property - a property which is less than fifty years old and/or does not fall into the conditions of a contributing property.

Oculus - a round or oval panel or aperture. The aperture may be glazed, open, or louvered.

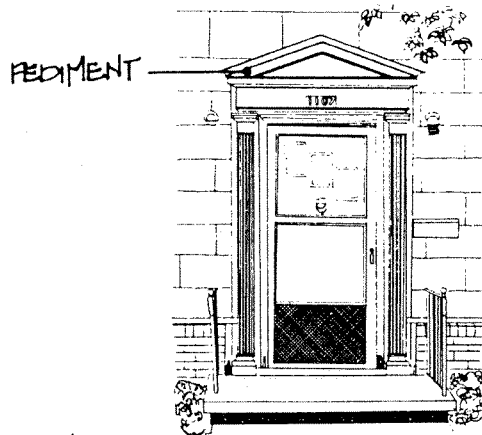


One-over-one configuration - a window with a single sheet of glass in the top sash and a single sheet in the bottom sash.

Out Building - a building detached from the main house or structure but located on the same lot.

Parapet - an exterior wall which projects above the roof structure.

Parkways - the space between the curb and sidewalk, usually green space.



Pediment - a triangular roof form of a building or as an ornament or hood mold over a door or window.

Pier and Beam - a foundation system consisting of rows of posts spaced at appropriate intervals and supporting beams which form a base for the house built on it.

Pilaster - a projection from the wall construction, like a half column, often decorated or accentuated with a half capital.

Pinnacle - a turret, or part of a building elevated above the main building.

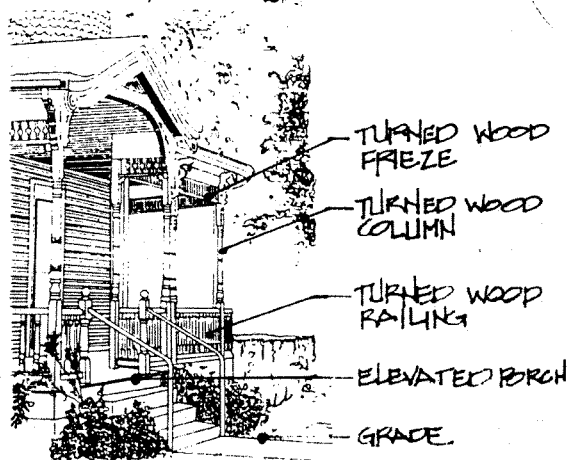
Pitch - the slope of a roof that has a slope and is not flat or horizontal.

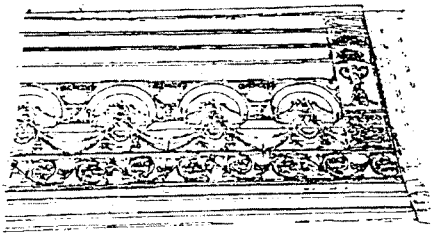
Pitched roof - a roof that has a slope and is not flat or horizontal.

Plaque - a decorative or commemorative flat plate attached to a wall or surface.

Plinth Block - a small, slightly projecting block at the bottom of the door trim, extending to the finished floor.

Porch - a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided; it may be screened or glass-enclosed. It may also be called a veranda.



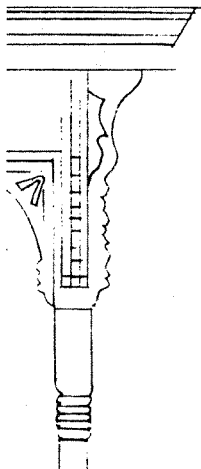


PRESSED METAL
FACADE

PRESSED METAL
SHINGLE



RIDGE



PROFILE

Preservation - the act of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site.

Pressed metal - metal that has been pressed into a decorative shape or pattern.

Pressed metal shingle roofing - a roofing unit or shingle which is pressed from sheet metal and frequently has a decorative pattern.

Profile - the outline of a building or an element of that building that is usually shown as a cross section.

Rabbet - a groove cut into one piece of wood to receive the projection or tongue of another.

Reconstruction - the act of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

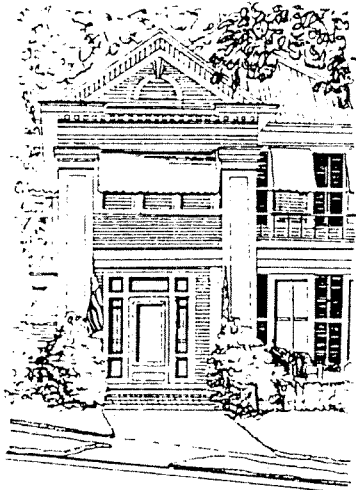
Rehabilitation - the process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions of features of the property which are significant to its historical, architectural and cultural values.

Repointing - the removal of mortar from between the joints of masonry units and the replacing of it with new mortar. Mortar should match the original in composition.

Restoration - the process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

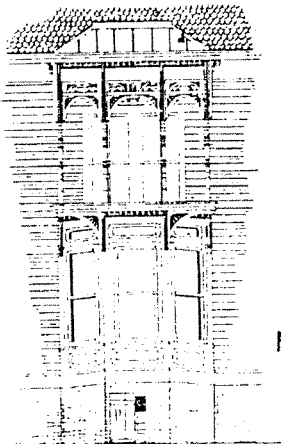
Ridge - the highest point of a pitched roof.

Rubble - rough irregular stone which may vary in size, used in wall construction.



BOX COLUMN
TRANSOM
SIDE LIGHT

STANDING SEAM
METAL ROOF
SHINGLE SIDING



PRESSURE METAL SKIRT

BRICK PERIMETER WALL
FOR FOUNDATION

Sash - the part of a window that moves or opens.

Shiplap - horizontal wood sheathing which butts together. When used on the interior walls it was frequently covered with cheesecloth and wallpaper.

Side Light - a narrow window adjacent to a door or wider window, and the height the door or window, most often one of a pair flanking an entrance door.

Siding - the finish covering of an exterior frame wall.

Sign/signage - a permanent or fixed graphic or display that provides information. It may be freestanding or integrated into the building.

Significant trees - trees which measure twenty-four caliper inches four feet above the ground, or those which are identified with historic personages or important events in local, state or national history.

Sills - the bottom portion of a window which often contrasts with the material of the wall.

Skirt - an element used to cover a foundation or the space between the main house and ground level.

Slope - the amount of degree of incline.

Soffit - the exposed, often flat, underside of a roof overhang.

Square wooden baluster - a short, wooden vertical member, rectangular in shape, used to support a stair handrail or a coping.

Square wooden post - any wooden vertical member, rectangular in shape, used to support the structure.

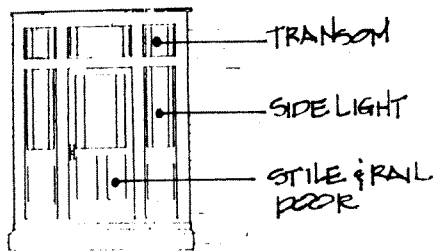


Standing Seam Metal Roofing - a sheet metal roofing with vertical folded seams running parallel along the slope.

Stile and Rail Door - components of a door; the stiles are the upright structural members and the rails are the horizontal framing members at top, middle and bottom of the door.

Sympathetic redesign - new work that has an appropriate relationship to the existing historic architecture and character of the surrounding area, based on rhythm, proportion, and scale.

Tapered box column - a hollow, built-up column, constructed of wood, which is frequently seen in wood flooring and paneling.



Tongue and Groove - a joint composed of a rib (tongue) received by a groove, frequently seen in wood flooring and paneling.

Tower - a portion of a building characterized by its relatively great height in relation to the rest of the structure.

Transom window - a window separated by a horizontal member of a door frame or window.

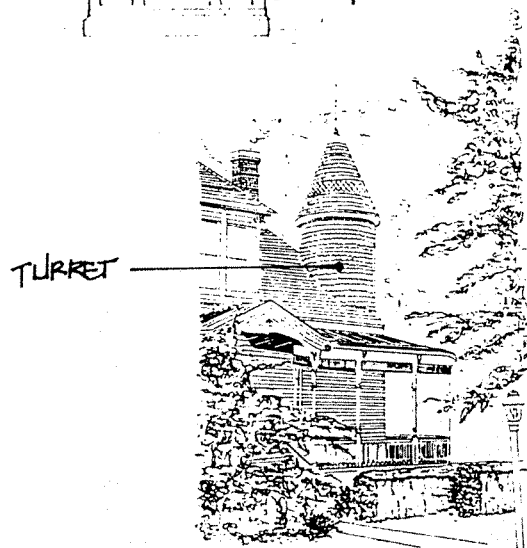
Turn buckle - a device for connecting and tightening a rod as for a canopy support.

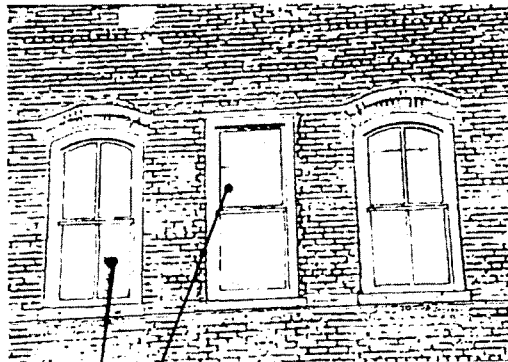
Turned wood baluster - a decorative picket used to support a handrail.

Turned wood post - a wooden support with a decorative profile that has been turned on a lathe.

Turned Wood Railing - a railing whose architectural components are turned on a lathe to create a spindle.

Turret - a diminutive tower, characteristically corbelled from a corner.





WOOD SASH WINDOWS
1 OVER 1 CONFIGURATION
2 OVER 1 CONFIGURATION

Two part commercial block - a typical 2-4 story building with commercial activity on the ground floor and more private uses on the upper floor, i.e. offices or residential.

V-Crimp Roofing - sheet metal roofing which is folded to create a “v” in profile and laps at a “V” joint.

Vernacular - a building whose form reflects the local influences and materials.

Wainscot- a decorative paneling applied to the lower portion of an interior wall.

Water table - a horizontal exterior ledge on a wall, pier, buttress, etc.; often sloped and provided with a drip molding to prevent water from running down the face of the lower portion; also called a canting strip.

Welded Wire Fencing - a welded wire fencing comprised of square or rectangular openings also known locally as “hog wire” or “goat wire”. An acceptable alternative for chain link fencing in historic neighborhoods.

Wood sash window - a window where the frame work is constructed of wood. It may be movable or fixed.

Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

The Secretary of the Interior's Standards For Rehabilitation and Guidelines for Rehabilitating Historic Buildings

The U.S. Department of the Interior has developed ten national standards which address the rehabilitation of historic buildings. The standards describe appropriate preservation treatments. The Standards recommend ongoing maintenance for historic properties to minimize the need for more substantial repairs, and recommend repair over replacement of historical features.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, space, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive material or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.